026.A	0002	0064.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	673,200	/	673,200
USE VALUE:	673,200	/	673,200
ASSESSED:	673,200	/	673,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GORSKY DANIEL A & DEBORAH S/TR
Owner 2:	DANIEL A GORSKY REVOCABLE TR
Owner 3:	DEBORAH S GORSKY REVOCABLE TR
Street 1:	64 MARATHON STREET UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GORSKY DANIEL & DEBORAH S -
Owner 2:	-
Street 1:	64 MARATHON STREET UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1589 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	673,200			673,200
Total Card	0.000	673,200			673,200
Total Parcel	0.000	673,200			673,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.66 | /Parcel: 423.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 310225

GIS Ref

GIS Ref

Insp Date 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.A-0002-0064.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	673,200	0	.		673,200		Year end	12/23/2021
2021	102	FV	653,200	0	.		653,200		Year End Roll	12/10/2020
2020	102	FV	627,400	0	.		627,400	627,400	Year End Roll	12/18/2019
2019	102	FV	557,800	0	.		557,800	557,800	Year End Roll	1/3/2019
2018	102	FV	492,200	0	.		492,200	492,200	Year End Roll	12/20/2017
2017	102	FV	447,800	0	.		447,800	447,800	Year End Roll	1/3/2017
2016	102	FV	447,800	0	.		447,800	447,800	Year End	1/4/2016
2015	102	FV	413,000	0	.		413,000	413,000	Year End Roll	12/11/2014

!15615!

PRINT

Date	Time
12/30/21	21:03:38

LAST REV

Date	Time
12/22/20	10:14:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORSKY DANIEL &	68925-160		2/23/2017	Convenience	10	No	No		
BRIDGE JOHN WIL	58792-425		3/30/2012		410,000	No	No		
STAMERIS ANNE/P	51229-177		5/29/2008	Family	1	No	No		

USER DEFINED

Prior Id # 1:	17626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2020	1213	Siding	73,000	C				
8/29/2019	1318	Addition	67,000	O				
11/25/2014	1605	Dormers	36,000					Construct dormer o

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020		DGM	D Mann
5/17/2018	Measured	DGM	D Mann
1/7/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8012													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	53.330000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.31079292
Const Adj.:	0.93100190
Adj $ / SQ:	372.207
Other Features:	62000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754720
Depreciation:	81510
Depreciated Total:	673210

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
GLA: 1541,
GLA: 48,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	429.90
Special Features:	0	Val/Su Net:	423.66
Final Total:	673200	Val/Su SzAd	423.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,589	372.210	591,437
Net Sketched Area:		1,589	Total:	591,437
Size Ad	1589	Gross Area	1589	FinArea 1589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

026.A-0002-0064.2

IMAGE

AssessPro Patriot Properties, Inc